

## Planning Commission

Regular Meeting of October 3, 2012

The regular meeting of the Planning Commission was called to order by Chairman Nichols at 7:00 p.m., Wednesday, September 5, 2012, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

**Commissioners Present:** John Nichols, Chairman  
Miguel Rojas, Vice Chairman  
Nikan Khatibi  
Fred Khosrowabadi

**Commissioner Absent:** Carolyn Palmieri

**Staff Present:** Konrad Bolowich, Assistant City Manager  
Guillermo Arreola, Associate Planner  
Richard Holdaway, City Attorney

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted.

### **PC-12-13 – City Survey Tour**

Due to lack of a quorum at 6:00 p.m. this evening, the City Survey Tour was postponed by a consensus of the Planning Commissioners to October 23, 2012 at 5:00 p.m.

### **Oral Reports/Public Participation - Non-Agenda Items**

Dick Wiley, Loma Linda, addressed the Commission and indicated that each of the Commissioners had before them a flyer outlining the events of the 8<sup>th</sup> Annual Loma Linda History Fair to be held in conjunction with the Grand Reopening of Mission Elementary School the weekend of October 12 – 14, 2012.

### **PC-12-14 - TIME EXTENSION FOR PRECISE PLAN OF DESIGN NO. PPD 11-58 – (PUBLIC HEARING)**

– The applicant is requesting a one year time extension for the previously approved Precise Plan of Design (PPD) No. 11-58 to construct a new 2,500 square-foot duplex with a 630 square-foot attached garage and an attached 360 square-foot carport area on a 0.32 acre lot. The lot contains an existing single-family residence that will remain as is. The project is located at 25004 Court Street within the Multiple-Family Residence (R-3) Zone.

Chairman Nichols opened the Public Hearing and invited comments/questions from the audience and Commissioners.

Associate Planner Arreola presented the staff report into evidence. Nothing has changed with the project; applicant had trouble securing financing, however appeared ready to move forward at this point.

Chairman Nichols closed the Public Hearing.

**Motion by Khatibi to approve the Time Extension for the Precise Plan of Design (PPD) No. 11-58, seconded by Khosrowabadi and carried; Palmieri absent.**

**PC-12-15 - TIME EXTENSION FOR PRECISE PLAN OF DESIGN NO. PPD 11-09 AND TENTATIVE PARCEL MAP NO. TPM 11-92 – (PUBLIC HEARING)** – The applicant is requesting a one year time extension for the previously approved Precise Plan of Design No. PPD 11-09 for the proposed expansion of an existing 83-bed skilled nursing facility and Tentative Parcel Map No. TPM 11-92 that would merge the existing project site with the adjacent site to the west to create one parcel totaling three acres. The project site is located at 25383 Cole Street in a Multiple-Family Residence (R-3) Zone.

Assistant City Manager Bolowich indicated that the applicant had asked that the request be continued to the meeting of November 7 to allow time to resolve a couple of issues.

**Motion by Khosrowabadi to continue the Time Extension request for Precise Plan of Design NO. PPD 11-09 and Tentative Parcel Map No. 11-92 to the November 7, 2012 meeting of the Planning Commission, seconded by Khatibi and carried; Palmieri absent.**

**PC-12-16 – APPROVAL OF MINUTES – May 2, 2012 and September 5, 2012**

**Motion by Nichols, seconded by Rojas and carried to approve the minutes of the May 2, 2012 as presented. Palmieri absent.**

**Motion by Rojas, seconded by Khatibi and carried to approve the minutes of the September 5, 2012 as presented. Palmieri absent.**

**REPORTS BY PLANNING COMMISSIONERS**

Commissioner Rojas commented on the approved garage conversion to living quarters at 11231 San Juan Street. In appearance it seemed to deviate from the design presented to and approved by the Planning Commission. Assistant City Manager Bolowich indicated he would pull the plans and look into the matter.

Chairman Nichols commented on a planning conference he had recently attended in Sacramento where they talked about a possible initiative regarding the expenditure of public funds and multiple agencies exploring shared needs and joint use projects; a Strategic Growth Council; and sustainable communities. He asked staff to look into as it relates future planning in the City. Assistant City Manager Bolowich indicated that the City is part of SanBAG, which seeks collaboration with other cities in the county.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

Dick Wiley commented on the length of time a project takes to be completed, in particular a residence on Daisy Avenue that had burned and was being rebuilt. Assistant City Manager Bolowich responded that he was not prepared to respond on that particular project, but that a building permit stays active with a building inspection at least every 180 days. The City does notice those projects whose building permit has expired.

The meeting adjourned at 7:22 p.m. to 5:00 p.m. on October 23, 2012 for the purposes of a city survey/walking tour.

Minutes approved at the meeting of \_\_\_\_\_ .

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Barbara Nicholson  
Deputy City Clerk